ANNUAL REPORT 1957 - 1958

Del Norte County Planning Commission

1—County Fairgrounds Race Track

2—Boy Scout Tree

3—Never-Dying Redwood Tree, 20 trees growing from one trunk

4—National Tribute Grove, Redwoods

5—Del Norte Golf and Country Club

6—Jedediah Smith Memorial State Park (Hiouchi)

7—Stout Memorial Tree, 340' high

8—Gasquet, Old Stage Coach Depot, Airstrip, Picnic Grounds, Resorts

9—Madrone Campground

10—Cedar Campground

11—Patrick Creek, Campground, Swimming and Fishing

12—Trout Farm

13—Elk Creek Camp

14—Big Flat, Camping, Fishing

15—Pelican State Park

16—Indian Reservation, River's End

17—Mouth of Smith River, Salmon and Steelhead Fishing, Boating, Resorts

18—Sand Dunes

19—Lake Earl and Lake Talawa, Duck Hunting and Fishing

20—Del Norte County Airport, Scheduled Air Line and Charter Service

21—Point St. George Coast Guard Station, Clam Digging

22—Battery Point Lighthouse

23—Crescent City Harbor, Lumber Docks and Oil Terminal

24—Citizen's Dock and Small Craft Harbor, Commercial and Sport Fishing

25—Wilson Creek, Ocean View and Picnic Beach

26—Unusual Trees

27—General Custer Tree, Largest Known Sempervirens in the World

28—Mouth of Klamath River, World-Famed Fishing, Salmon, Steelhead, Boat Races, Resorts

29—Klamath Glen, Fishing, Resorts, River Boats, Airstrip

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B0071 1957/1958

September 1, 1958

Honorable Board of Supervisors
County of Del Norte
State of California
Crescent City, California

Gentlemen:

In accordance with Chapter 3 of Title 7 of the Government Code of the State of California, submitted herewith is the Annual Report of the Del Norte County Planning Commission for the year 1957-58.

This report shows progress during the year toward accomplishment of objectives set forth in the Master Plan. We feel that this has been a year of real accomplishment.

The Commission is appreciative of the fine cooperation of the Board of Supervisors.

Respectfully submitted,

F. MacRae Thomson

F. MacRae Thomson, Chairman,

Albert Wheelon

Albert Wheelon, Consultant,

DEL NORTE COUNTY PLANNING COMMISSION

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COUNTY OF DEL NORTE

1957-58

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BOARD OF SUPERVISORS

Fred D. Haight, Chairman District #3

Harold Del Ponte, District #5

Austin Hunter, District #4

Don Clausen, District #2

J. W. McDonald, District #1

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PLANNING COMMISSION

F. MacRae Thomson, Chairman

John R. Hulbert, Crescent City

Benny Beasley, Fort Dick

John Short, Crescent City

Andrew McBeth, Klamath

Everett Hursh, Smith River

J. W. McDonald, Ex-officio member

STAFF

Albert Wheelon, Consultant

Dorothy Sinclair, Clerk

OFFICE

Room 13 County Courthouse
5th and H Streets
Crescent City, California

MEETINGS

Regular meetings are held on the fourth Tuesday evening of each month in Room 19, County Courthouse.

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B U D G E T

	Allowed year ending 6-30-58	Expended year ending 6-30-58	Allowed 1958-59
SALARIES & WAGES:			
Secretary	$ 480.00	$ 480.00	$ 480.00
Consultant			1200.00
MAINTENANCE & OPERATION:			
Travel & Meetings	215.00	71.76	150.00
Publications & advertising	150.00	55.35	150.00
Attendance - Planning Conference	150.00	154.52	150.00
Office Supplies & Miscellaneous	75.00	38.55	100.00
Professional Services	3,600.00	3,100.15	3,400.00
Attendance meetings	720.00	600.00	900.00
	$ 5,390.00	$ 4,500.33	$ 6,530.00

ZONING:

Under Enabling Ordinance No. 200 as amended, the following zones were established prior to June 30, 1957:

1. Regional District No. 1 (known as the Elk Valley Zoning District), April 15, 1952.
2. Crescent Heights Zoning District, October 21, 1953.
3. Del Norte County High School Zoning District, June 30, 1957.
4. Gasquet Zoning District, June 11, 1955.
5. Upper Hiouchi Zoning District, September 6, 1955.
6. Lower Hiouchi Zoning District, September 6, 1955.
7. Valley View Acres Zoning District, May 14, 1957.
8. Bertsch Tract Zoning District, March 25, 1957.
9. Pebble Beach Zoning District, May 27, 1957.

These districts were zoned as single-family residential with the exception of "Elk Valley" which includes manufacturing and commercial districts as well as residential districts.

Since June 30, 1957, two zoning districts have been established:

1. Filkins Tract Zoning District, October 28, 1957.
2. Comprehensive Zoning District, April 15, 1958.

The Filkins Tract Zoning District is a single-family residential area. The Comprehensive Zoning District merits special attention. It was designed to place under zoning regulation all of the area adjacent to Crescent City, which had not been previously zoned. It covers the area from two miles East and two miles North of Crescent

CONCLUSION:

Under Zoning Ordinance No. 200 as amended, the following zones were established prior to June 30, 1957:

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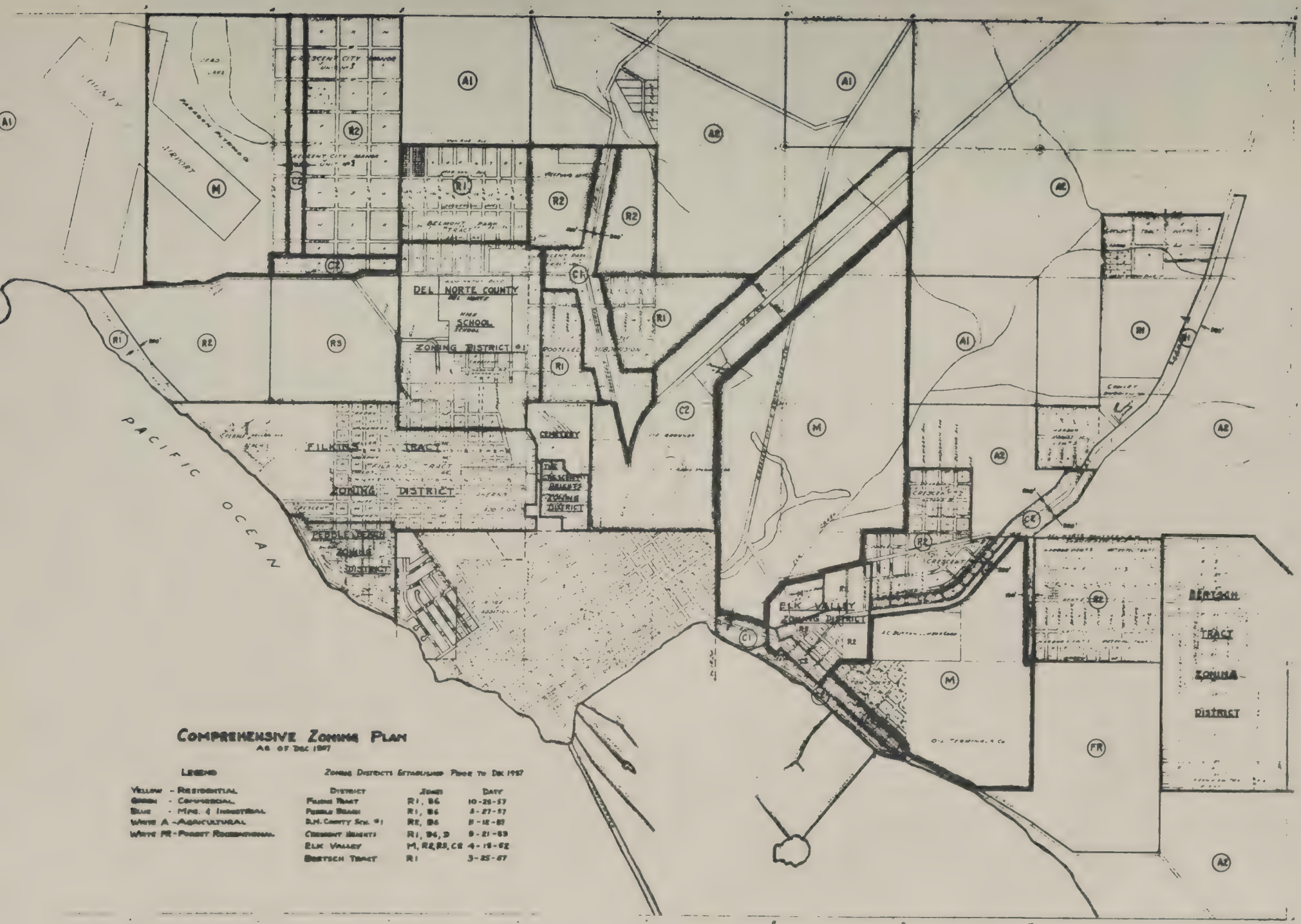

Comprehensive Zoning Plan

As of Dec 1957

Legend

- Yellow - Residential
- Green - Commercial
- Blue - Mfg. & Industrial
- White A - Agricultural
- White FR - Forest Recreational

Zoning Districts Established Prior to Dec 1957

District	Zones	Date
Filkins Tract	R1, B6	10-25-57
Pebble Beach	R1, B6	8-27-57
D.N. County Sch. #1	R2, B6	11-12-57
Crescent Heights	R1, B6, D	9-21-59
Elk Valley	M, R2, R3, C2	4-18-62
Bertsch Tract	R1	3-25-47

City to the Pacific Ocean.

The zones within the district provide for manufacturing, commercial and agriculture areas, as well as single-family, two-family and multi-family residential areas.

Maps of zoning districts are on file in the office of the Del Norte County Clerk.

BEACHES AND PARKS MASTER PLAN:

After repeated attempts, dating back to 1947, a Master Plan for Beaches and Shoreline Acquisition was recommended for adoption by the Commission August 21, 1956. This plan was approved by the County Board of Supervisors November 12, 1956.

The Master Plan embraces six separate units, indicated on the accompanying map as Priorities No. 1 through 6. Numbers 1 and 2 have been incorporated into the California State Park System five-year Master Plan 1956 to 1961. The County Priority No. 1 is Priority No. 29-L of the State Master Plan and No. 2 is Priority No. 69-UP. (L following priority number indicates acceptance into the State Park System by reason of location. UP indicates urgency from the standpoint of perishability). County Priority No. 1 (State No. 29-L) provides for acquisition of property between Pebble Beach Drive and the Pacific Ocean from the Warner property (see Page 8) to the South line of Section 13, Township 17 North Range 2 West, Humboldt Meridian, and funds in the amount of $55,275.00 have been appropriated for this acquisition. If it is possible within the allocations, it is the intention of the Commission

DEL NORTE COUNTY PLANNING COMMISSION

MASTER PLAN

FOR

BEACH & SHORELINE ACQUISITION

APPROVED AUG. 21, 1956

Chairman Del Norte Planning Commision

APPROVED: NOV. 12, 1956

Chairman Board of Supervisors

SCALE 1:625000

to extend the north boundary one-half mile north.

On February 26, 1958 Mr. Robert B. Hatch, Supervisor, Project Investigation Section, Mr. Lloyd Lively and Mr. James Warren of the State Division of Beaches and Parks, were on the ground for the purpose of preparing detailed plans. Mr. Lively has been assigned to the planning of the project. The Commission is hopeful that the year 1958 will see accomplishment of this portion of the Beaches and Parks Master Plan which will give the public access to approximately two, or two and one-half miles of "Our Vanishing Shorelines".

Priority No. 2 (State No. 69-UP) embraces 3900 feet adjacent to the Del Norte Coast Redwood State Park near Wilson Creek. This project will place in the public domain one of the best beaches in the southern portion of the County.

ROOSEVELT SUBDIVISION:

The Board of Supervisors referred the matter of property overlaps in the Roosevelt Subdivision to the Commission for study and recommendation. The Commission study reveals that many houses are built over lot lines as shown on existing maps of record, particularly in Blocks 22 and 23.

To correct this condition the Commission recommended that a revised map be prepared and filed. The map is to adjust the lot lines to fit the existing conditions.

A map of Blocks 22 and 23 has been prepared and signed and will be filed upon completion of required street vacation. The

remainder of the tract will be studied and corrected as time and funds permit.

STREET NAMING:

Section 65711, Article 13, Title 7 of the Government Code of the State of California provides that "whenever a County or City Planning Commission finds that there are two or more streets within the county or city having the same names, or names so similar as to confuse the public, the Commission may make any recommendations it deems appropriate to the legislative body". Said section further provides "when any street is known by two or more names, or when portions of the same street have names that conflict, the Commission may recommend a single name for it".

The Commission has determined that more than sixty names are duplicated or are in conflict, particularly with streets in Crescent City. To eliminate these duplications and conflicts, the Commission has prepared a complete list of street names and has suggested name changes to correct this situation to establish a street naming pattern for the County.

A preliminary informal hearing was held before the Commission in May and a formal hearing is scheduled for September 23, 1958.

BUILDING CODE:

As directed by the Board of Supervisors, the Commission has made a study of various building codes for the purpose of devel-

oping a code adequate for the particular needs of the County. A proposed Code has been completed and is available to any interested persons for study prior to formal hearing before the Commission which is scheduled for August 26, 1958.

HAZEL WARNER PROPERTY:

The Board of Supervisors referred to the Commission the request of Mrs. Warner to exchange a parcel of land occupied by her house and out-buildings which lie partially in the County Road right-of-way, for certain points of land between Pebble Beach Drive and the Pacific Ocean. The Commission has completed it's study and prepared maps showing the existing conditions and the properties in question. The Commission recommended that such an exchange be consumated. The area involved is approximately 0.13 acres. If these points of land are acquired by the County, they will make a desirable addition to the Beach and Park (Priority No. 1), known as Pebble Beach Park.

SECTIONAL MAPS:

In conjunction with the County Clerk's office, the Commission has prepared sectional maps of the entire county on a scale of 4"=one mile. The primary purpose of the maps was to show precinct and supervisorial district boundaries.

The maps have been used by the Commission to show school district boundaries and County, State, and Federal properties.

They may be used also to show:

1. Fire districts, community service and municipal utility districts.
2. Recreational areas, existing and proposed.
3. Proposed access and other roads which are a part of the Streets and Highways Master Plan.
4. Proposed roadside rest locations.

VIOLATIONS OF ORDINANCE NO. 229:

The Planning Commission prepared an ordinance regulating the height of fences, hedges and trees at intersections. The ordinance was adopted by the Board of Supervisors in 1955.

During the year thirty-three violations of this ordinance were called to the attention of the Commission. Notices were sent to the owners of property of the violation of the ordinance with the result that most violations have been corrected.

TRAILERS:

A group of Trailer Park owners appeared before the Commission requesting an ordinance regulating the parking of trailers in the County. The Commission recommended that such an ordinance be adopted by the Board of Supervisors and the Board is at the present time in the process of formulating the provisions of same.

SANITATION AND MOSQUITO CONTROL:

The County Health Department brought to the attention of the

Commission the unsanitary conditions existing at the rear of the Pacific Motel. The Commission has made a study of this problem and finds that due to the lack of drainage facilities a most unsanitary condition exists. The area involves, in addition to the Pacific Motel, the Crescent Center Shopping District, the Crescent Fire Protection District Fire Station, the County Corporation Yard, several service stations, a liquor store and a residence.

A solution has been proposed by the Planning Commission and a hearing with the property owners involved has been set for July 22, 1958.

RECOMMENDATIONS TO BOARD OF SUPERVISORS:

In addition to the items set forth herein, the Commission has made recommendations on the following:

1. Administration and maintenance of County Parks.

   Action of the Board: Administration and maintenance placed under jurisdiction of Recreational Director.

2. Establishment of standard cross section for streets and roads.

   Action of the Board: Cross sections prepared by the County Engineer were adopted.

3. Repeal of Section 2 of Ordinance No. 229.

   This Section provided that fences, hedges and trees within 6 feet of intersections be limited to the height of 2 feet. The Commission felt that this was a hardship

on property owners and that the 3 foot height limit would not interfer with sight distance at intersections. The Commission, therefore, recommended the repeal of Section 2.

Action by the Board: Section 2 of Ordinance No. 229 was repealed.

PLANS FOR YEAR 1958-59:

1. Prepare preliminary flood control plan for Elk Valley Drainage Basin.

2. Prepare Master Plan for development of recreational areas.

3. Study sanitary needs in:

    (a) Area adjacent to Crescent City.
    (b) Smith River
    (c) Klamath

4. Complete Master Plan for Streets and Highways.

5. In conjunction with Flood Control District study and prepare plans to relieve drainage problems particularly in the Filkins Tract, Roosevelt Tract, and Bertsch Tract.

6. Continuous study of zoning needs and land use.

7. Prepare Master Plan for Roadside Rests throughout the County.

S U M M A R Y

REGULAR MEETINGS HELD	11
SPECIAL MEETINGS HELD	4
PUBLIC HEARINGS HELD	14
ZONING DISTRICTS ESTABLISHED	2

VARIANCES TO ZONING ORDINANCES:

Applications received	5
Variances approved	4
Applications withdrawn	1

USE PERMITS IN ZONING DISTRICTS:

Applications received	2
Use permits approved	2

BUILDING PLANS:

Building plans submitted	1
Building plans approved	1

MISCELLANEOUS:

1. Amended map of ROOSEVELT SUBDIVISION (filed)
2. Standard Cross Sections (established)
3. County Parks
4. Drainage, sanitation and land use of CRESCENT CENTER area (under study)
5. MINIMUM BUILDING CODE (under study)

MASTER PLANS:

1. STEETS AND HIGHWAYS (under study)
2. STREET NAMING PLAN (under study)

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